



**merrion™
centre**

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To Let

Unit 4B,
7 Merrion Way
Merrion Centre, Leeds

Retail Opportunity

Accommodation

The property is situated in a **prime central position** on Merrion Way directly opposite the **13.5k capacity first direct arena**. Other venues close by include the award winning Blue Sakura, Bengal Brasserie, Costa and Starbucks.

The unit benefits from an extensive fully glazed double shop front.

Rent

Upon application

Tenure

Flexible availability to let on a full repairing and insuring lease, on terms to be agreed

Rates

- Rateable Value (2023/24): £50,750
- Rates Payable (2023/24): £25,984

You may be eligible for a retail discount under the governments business rates relief. Please check with the local charging authority

Service Charge

The on-account service charge budget for the year (2023/24) is **£30,273.25**

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction

EPC Rating

E



Specification:

Ground Floor Sales	4,555 sq. ft	423 sq. m
Total	4,555 sq. ft	423 sq. m

**There's never been a better time to
shop, eat, drink & be Merrion!**

An asset of

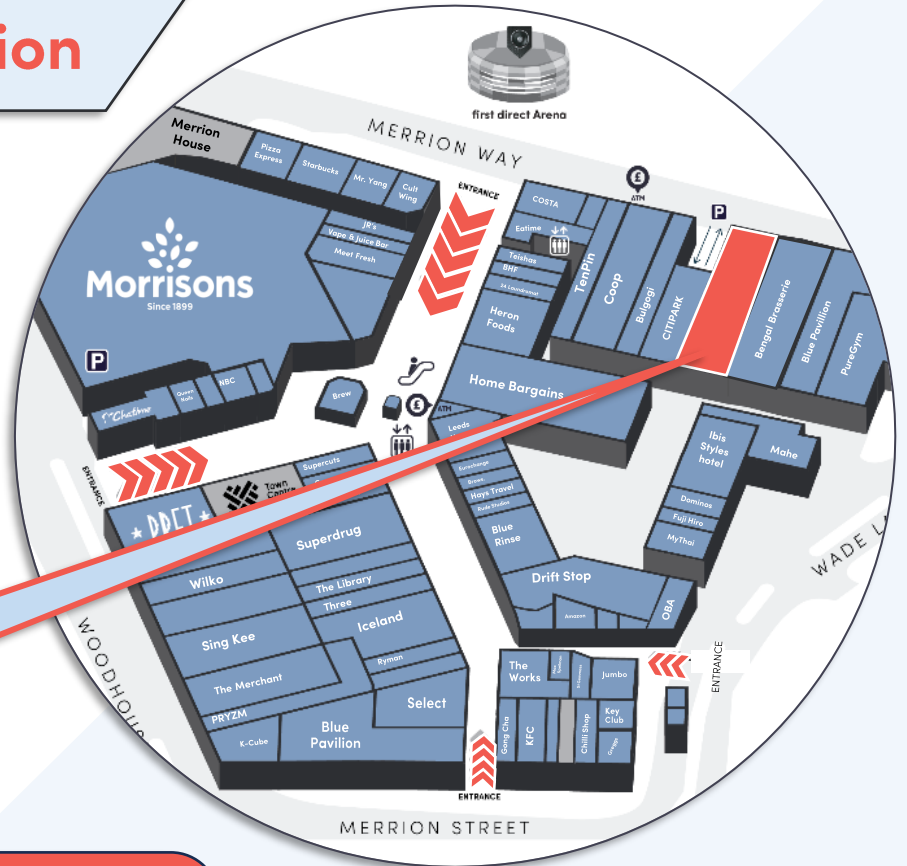


**Town
Centre
Securities**

A Prime Location



**merrion
centre**



**Unit 4B
7 Merrion Way
Merrion Centre**



4 Universities on main route (by foot) into the city with **+80,000 students** living within a **15 min walk** (with **more** anticipated!)



8,372 Existing apartments within the immediate vicinity

With a further **5,000** on-site or in the pipeline

+2900



car parking spaces nearby including **on-site CitiPark**



Capacity for **2200+** LCC employees in Merrion House



Just **265m** from **LGI** which plans an **additional 94,000 m2** of facilities including **£9.5m** adult hospital & site for **new Leeds Children's Hospital**



+8.9m

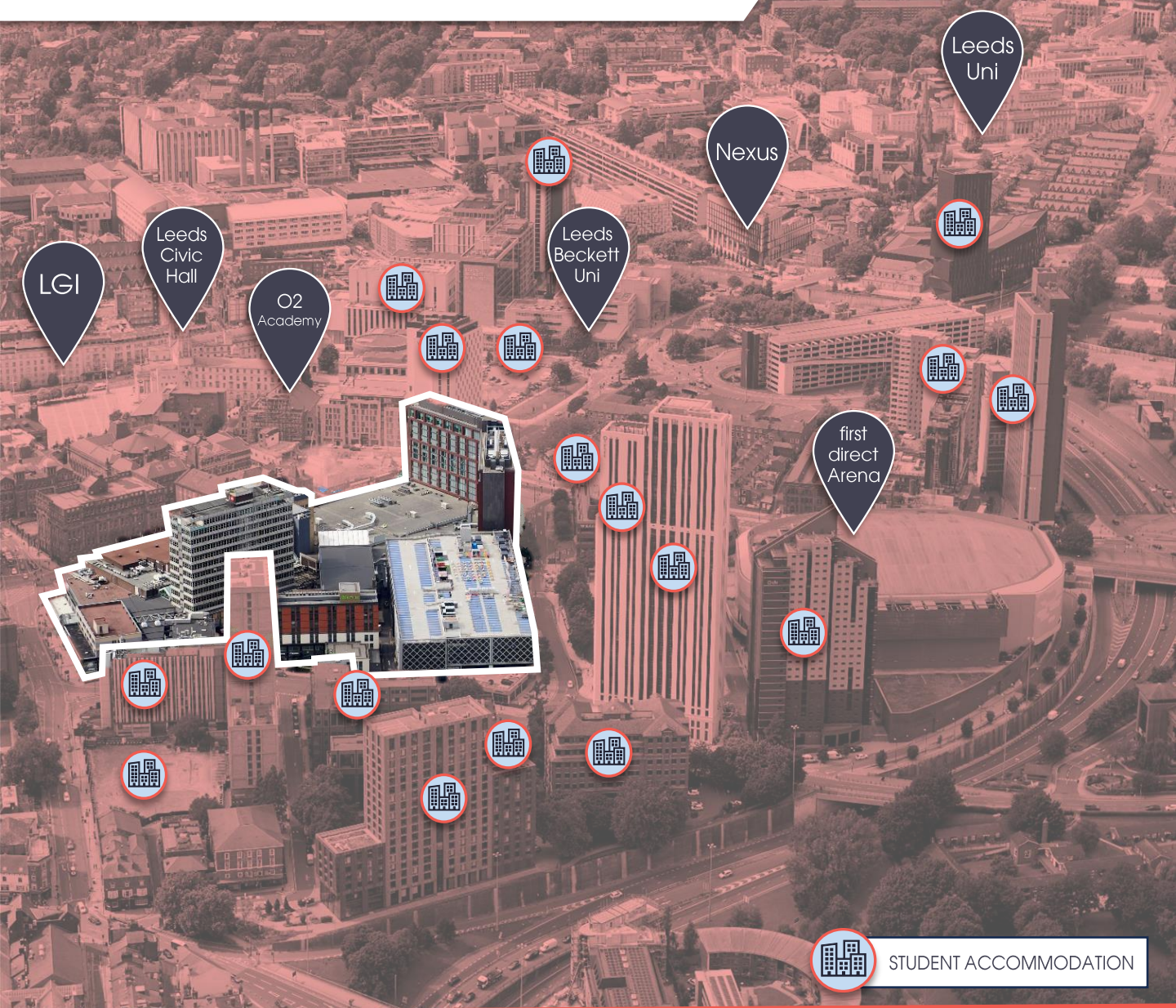
internal visitors at the Merrion Centre in 2023



13.5k Capacity fd Arena directly adjacent

There's never been a better time to **shop, eat, drink & be Merrion!**

Join us at the Merrion Centre



Enquiries:



Town
Centre
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IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS

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The date of these Particulars is March 2024.